

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** November 21, 2016

**Applicant:** Timothy Schorre, Morningside Architects LLC for James Nelson, owner

**Property:** 539 Harvard Street, Lot 3, Block 290, Houston Heights Subdivision. The property includes a historic 1,849 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot. Existing garage is noncontributing and will be demolished.

**Significance:** Contributing Pedimented bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.

**Proposal:** New Construction – Garage apartment

- Construct a new two-story garage apartment at the rear of the lot and will be setback 3' from the south side and 9' from the alley (west) property lines.
- Setbacks: 89' from the front (east) property line, 20' from the north side, 3' from the south side, and 9' from the alley (west) property lines.
- The first floor will be 765 square feet and the second floor living area will be 739 square feet.
- Massing: 30' wide by 35' deep.
- Roof: the hipped roof will have an eave height of 19' and a ridge height of 26'.
- Siding: smooth horizontal 6" cementitious lap.
- Windows: 1-over-1 single hung clad wood windows and one fixed clad wood window.

See enclosed application materials and detailed project description on p. 3-11 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval  
**Effective:** December 14, 2016



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;</p>  |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;</p> <p style="margin-left: 20px;">(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and</p> <p style="margin-left: 20px;">(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.</p> |



# PROPERTY LOCATION

## HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

### Building Classification

- Contributing
- Non-Contributing
- Park





INVENTORY PHOTO



**EAST ELEVATION – FRONT FACING HARVARD STREET**

PROPOSED



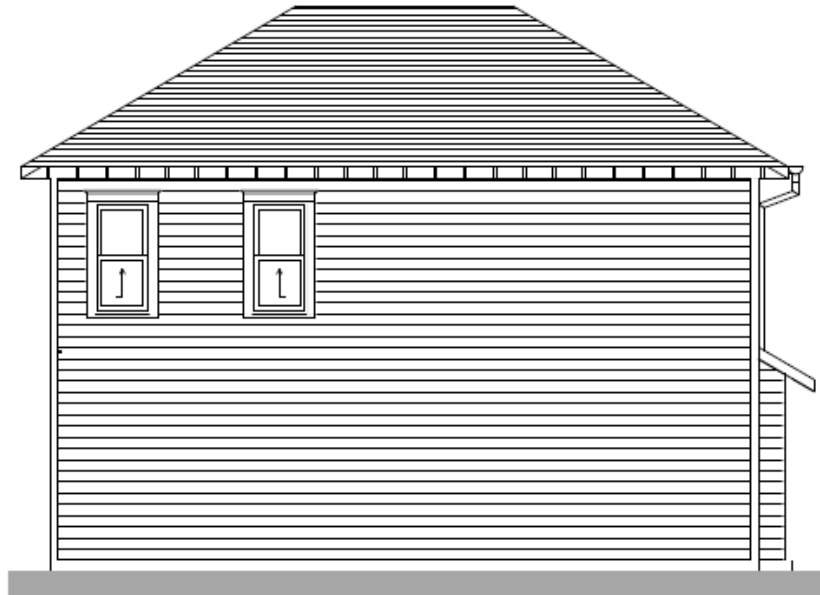
**NORTH SIDE ELEVATION**

PROPOSED



**SOUTH SIDE ELEVATION**

PROPOSED



**WEST (REAR) ELEVATION**

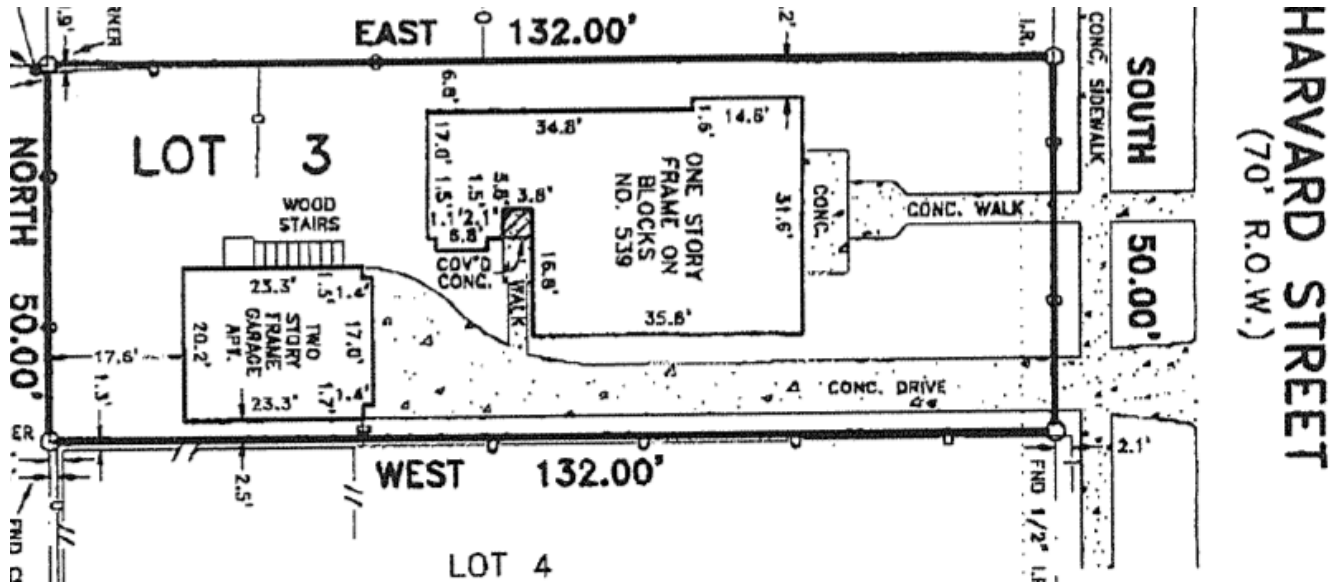
PROPOSED



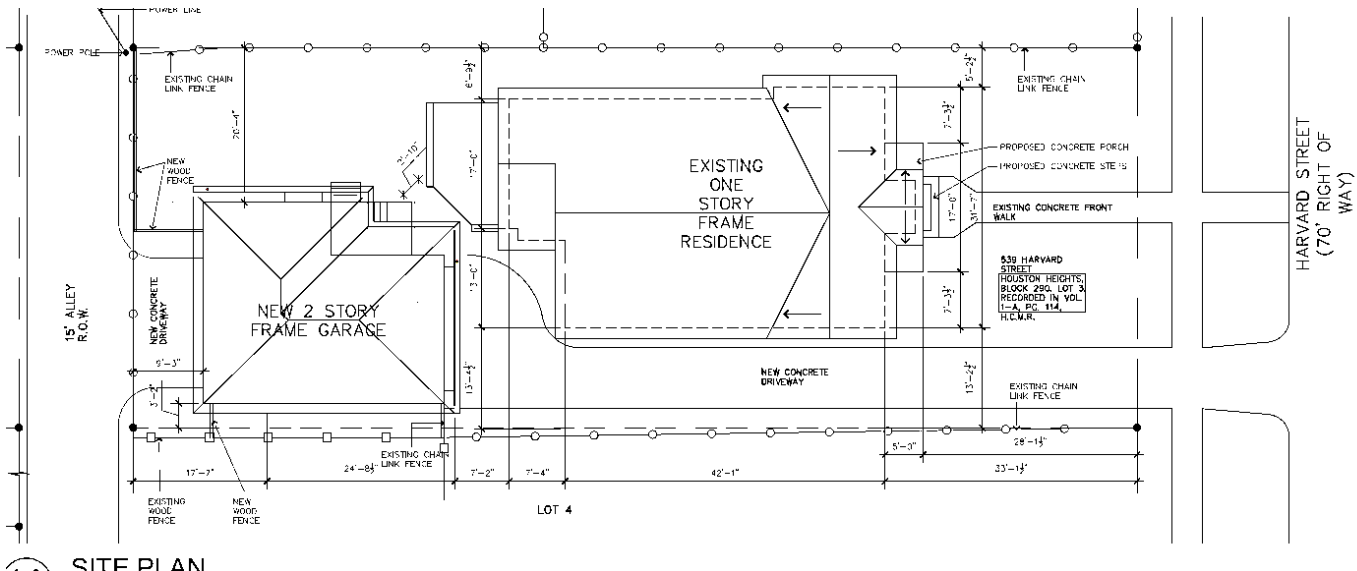


SITE PLAN

EXISTING



PROPOSED

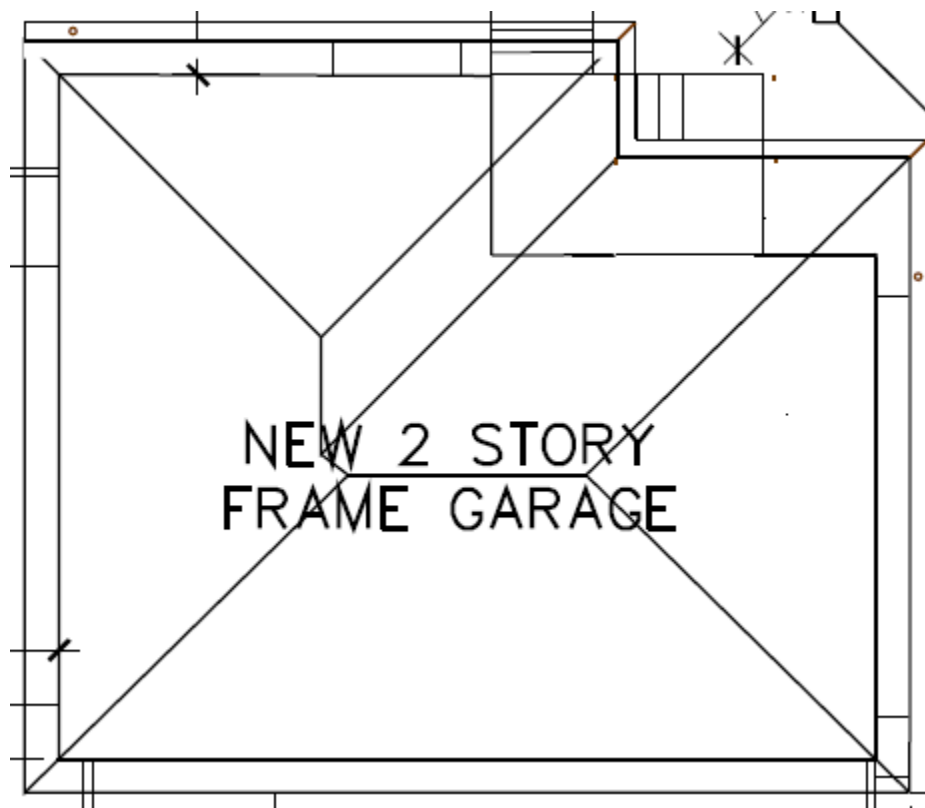


SITE PLAN



ROOF PLAN

PROPOSED

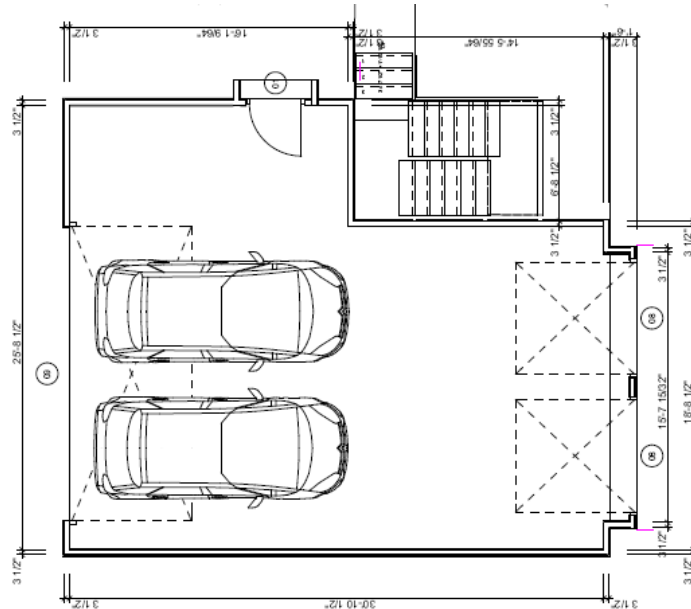






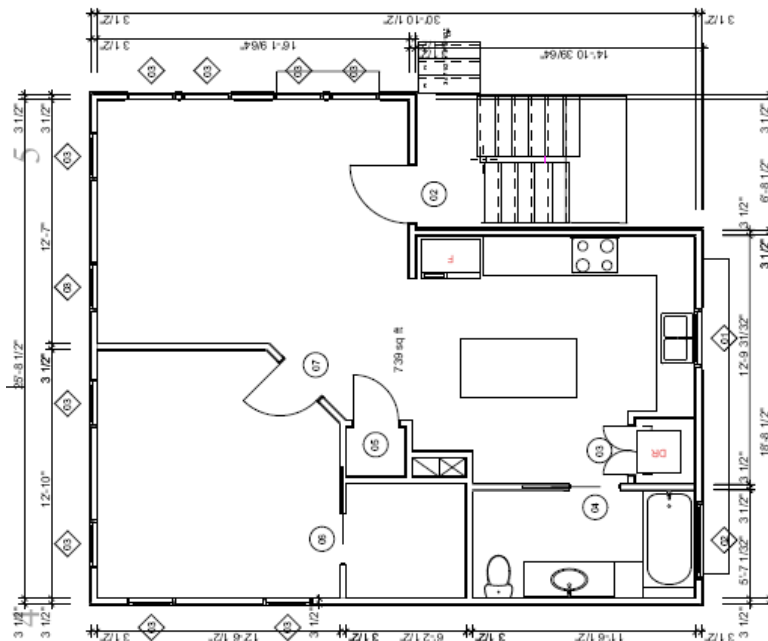
## FIRST FLOOR PLAN

PROPOSED



## SECOND FLOOR PLAN

PROPOSED



## WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
01	3'	3'-2"	SINGLE HUNG	GENERAL	CLAD WOOD
02	4'	1'-6"	FIXED	GENERAL	CLAD WOOD
03	2'-6"	5'	SINGLE HUNG	GENERAL	CLAD WOOD

DOOR AND FRAME SCHEDULE														
DOOR										FRAME				
MARK	SIZE			MATL	GLZ	..	.	..	.	..	.	..	.	NOTES
	W	HT	THK											
01	3'	6'-8"	0'-1 5/8"	FIBERGLASS EXT ENTRANCE	NA									FLUSH
02	3'	6'-8"	0'-1 5/8"	WOOD EXT ENTRANCE	TEMP/ INSUL									3 LITE/ MATCH RESIDENCE FRONT DOOR
03	2'-6"	6'-8"	0'-1 3/8"	WOOD INT PAIR	NA									2 PANEL
04	2'-6"	6'-8"	0'-1 3/8"	WOOD INT POCKET	NA									2 PANEL
05	2'-4"	6'-8"	0'-1 1/4"	WOOD INT LEAF	NA									2 PANEL
06	2'-6"	6'-8"	0'-1 1/4"	WOOD INT POCKET	NA									2 PANEL
07	2'-8"	6'-8"	0'-1 1/4"	WOOD INT LEAF	NA									2 PANEL
08	6'-6"	7'	0'-1 1/4"	OVERHEAD GARAGE DOOR	NA									METAL FRAME/ WOOD FACING
09	17'	7'	0'-1 1/4"	OVERHEAD GARAGE DOOR	TEMP/ INSUL									METAL FRAME AND FACING

## PROJECT DETAILS

**Shape/Mass:** The proposed garage apartment will measure 30' wide by 35' deep.

**Setbacks:** The proposed garage apartment will be set back 89' from the front (east) property line, 20'-4" from the north side, 3'-2" from the south side, and 9'-3" from the alley (west) property lines.

**Foundation:** Proposed garage apartment will have a concrete slab foundation on drilled concrete piers.

**Windows/Doors:** All new windows will be 1-over-1 single hung clad wood windows and one fixed clad wood window. All new doors will be wood and one metal garage door on the front and rear elevations. Please refer to the window and door schedule.

**Exterior Materials:** Proposed garage apartment will be clad in smooth horizontal lap 6" cementitious siding.

**Roof:** The proposed hipped roof with exposed rafter tails will have an eave height of 18'-8" and a ridge height of 25'-6". The roof will have composition shingles with a 7:12 roof pitch.